



Alaska Alcoholic Beverage Control Board

Beverage Dispensary – Tourism License

Form AB-17d: 2018/2019 Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing beverage dispensary – tourism liquor license that will expire on December 31, 2017. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only should be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed. If any populated information is incorrect, please contact AMCO.

Licensee:	Sunrise Holdings, LLC	License #:	1096
License Type:	Beverage Dispensary - Tourism	Statute:	AS 04.11.400(d)
Doing Business As:	Sunrise Inn		
Premises Address:	21849 Sterling Highway (Cooper Landing)		
Local Governing Body:	Kenai Peninsula Borough		
Community Council:	None		

Mailing Address:	P.O. Box 529				
City:	Cooper Landing	State:	Alaska	ZIP:	99572

Enter information for the individual who will be designated as the primary point of contact regarding this application. This individual must be a licensee who is required to be listed in and authorized to sign this application.

Point of Contact:	ARDEN RANKINS		
Contact Phone:	907 529 7985	Business Phone:	907 595-1718
Contact Email:	ardenrankins@gmail.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____





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Section 2 – Authorization

Communication with AMCO staff: Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff? Yes No

If "Yes", disclose the name of the individual and the reason for this authorization:

Section 3 – Sole Proprietor Ownership Information

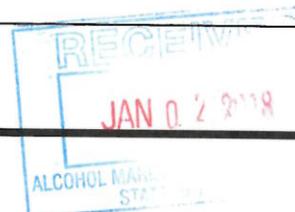
This section must be completed by any sole proprietorship who is applying for license renewal. Entities should skip to Section 4. If more space is needed, please attach a separate sheet with the required information. The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant affiliate

Name:	Arden Rankins			
Mailing Address:	P.O. Box 529			
City:	Cooper Landing	State:	Alaska	ZIP: 99572
Email:	ardenrankins@gmail.com			
Contact Phone:	A) 907-529-7985 B) 907-595-1718			

This individual is an: applicant affiliate

Name:				
Mailing Address:				
City:		State:		ZIP:
Email:				
Contact Phone:				





Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

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Section 4 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations, Business & Professional Licensing (CBPL). You may view your entity's status or find your CBPL entity number by visiting the following site: <https://www.commerce.alaska.gov/cbp/main/search/entities> Partnerships may skip to the second half of this page. Sole proprietorships should skip to Section 5.

Alaska CBPL Entity #:	10031353
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You must ensure that you are able to certify the following statement before signing your initials in the box to the right: Initials

I certify that this entity is in good standing with CBPL and that all current entity officials and stakeholders (listed below) are also currently and accurately listed with CBPL. AK

This subsection must be completed by any community or entity, including a corporation, limited liability company, partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official Name:	Arden Rankins			
Title(s):	member ^{AK}	Phone:	9075951322	% Owned: 100
Mailing Address:	P.O. Box 529			
City:	Cooper Landing	State:	AK	ZIP: 99572

Entity Official Name:				
Title(s):		Phone:		% Owned:
Mailing Address:				
City:		State:		ZIP:

Entity Official Name:				
Title(s):		Phone:		% Owned:
Mailing Address:				
City:		State:		ZIP:





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Section 5 – License Operation

Check a single box for each calendar year that best describes how this liquor license was operated:	2016	2017
The license was regularly operated continuously throughout each year, for 8 or more hours each day.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The license was regularly operated during a specific season each year, for 8 or more hours each day.	<input type="checkbox"/>	<input type="checkbox"/>
The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day. <i>If this box is checked, a complete copy of Form AB-30: Proof of Minimum Operation Checklist, and all necessary documentation must be provided with this application.</i>	<input type="checkbox"/>	<input type="checkbox"/>
The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years. <i>If this box is checked, a complete copy of Form AB-29: Waiver of Operation Application and corresponding fees must be submitted with this application for each calendar year during which the license was not operated for at least the minimum requirement.</i>	<input type="checkbox"/>	<input type="checkbox"/>

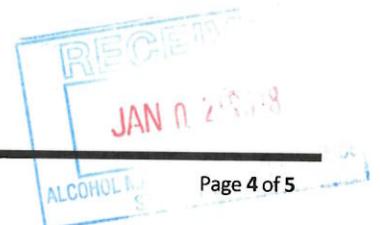
Section 6 – Violations and Convictions

Applicant violations and convictions in calendar years 2016 and 2017:	Yes	No
Have any notices of violation (NOVs) been issued to this licensee in the calendar years 2016 or 2017?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has any person or entity named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2016 or 2017?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If "Yes" to either of the previous two questions, attach a separate page to this application listing all NOVs and/or convictions.

Section 7 – Alcohol Server Education

Read the line below, and then sign your initials in the box to the right of the statement:	Initials
I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check identification of a patron have completed an alcohol server education course approved by the ABC Board and keep current, valid copies of their course completion cards on the licensed premises during all working hours, as required under AS 04.21.025 and 3 AAC 304.465.	





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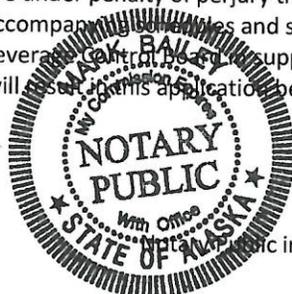
Section 8 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

- | | |
|---|---|
| <p>I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.</p> <p>I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.</p> <p>I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers, managers, general partners, or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.</p> <p>I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.</p> <p>I am submitting as part of this application a written statement that meets the attached Tourism Statement Guidelines, for review by the Alcoholic Beverage Control Board.</p> | <p>Initials</p> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 5px; display: flex; align-items: center; justify-content: center;">ak</div> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 5px; display: flex; align-items: center; justify-content: center;">ak</div> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 5px; display: flex; align-items: center; justify-content: center;">ak</div> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 5px; display: flex; align-items: center; justify-content: center;">ak</div> <div style="border: 1px solid black; width: 40px; height: 40px; margin: 5px; display: flex; align-items: center; justify-content: center;">ak</div> |
|---|---|

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying forms and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Arden Rankins
 Signature of licensee
Arden Rankins
 Printed name of licensee



Arden Rankins
 Signature of Notary Public
 My commission expires: up Office

Subscribed and sworn to before me this 2 day of January, 2018.

License Fee:	\$ 2500.00	Application Fee:	\$ 200.00	TOTAL:	\$ 2700.00
Late Fee of \$500.00 – if received or postmarked after 01/02/2018:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



Sunrise Inn
21849 Sterling Highway
Cooper Landing, Ak
99572



12-29-2107

AMCO
550 W 7th Avenue, Suite 1600
Anchorage, Ak, 99501

To Whom it may concern,

My name is Arden Rankins and I am the owner and operator of the Sunrise Inn and the tourism liquor license associated with it in Cooper Landing. I purchased the Sunrise on November 24th of 2015. I did extensive remodeling and opened to the public on February 14th of 2016.

As part of the remodel of the Sunrise Inn I made major changes to the appearance to the bar. While the layout of the bar remained the same I tore out the old smelly carpet and put in a laminate floor. I then had a river painted on the floor that connects the 3 main doors. The river on one side of the bar has Dolly Varden painted on it. The other side has a Sockeye run which leads to a larger area that has a large rainbow trout painted on the center of the floor with a life size picture of my financier painted on the wall. He is catching the rainbow trout on the floor. I also had a 4 foot by 8-foot map painted on a wall of the upper Kenai River showing all of the famous fishing holes. Guests come in and look at where they caught their fish. In addition to these changes I added more Alaskan style wood work using large burls, diamond willow and log. The photos on the walls are all of Alaskan featured fish, wild life and water fowl. It is a 100% Alaskan bar and it is photographed continually. Guests on the restaurant side often walk into the bar just to look at the décor. It now has a very good reputation and draws tourists in to look at the artwork. I also added four televisions so that guests can come in and enjoy their sports team rather than just having 1 certain game on.



The Sunrise Inn has everything that tourists need in Cooper Landing. Having a restaurant, bar, general store, gas, R.V. park and motel means tourists can come here and relax without the need to drive to numerous places to find what they need. The bar and the motel together mean tourists can enjoy a meal, have some alcoholic beverages, play horseshoes, darts, pool, or cornhole and not be concerned about driving. We have tournaments with the Sourdoughs against Cheechako's. We have live music on Saturday nights all summer, a hired band every 2nd Saturday and a jam night on opposite Saturdays. We have extra instruments that we welcome tourist and locals to play. For people who have not planned to stay with us but over drink we will offer our rooms at discounted prices when rooms are available to enable them to have a safe place to stay and not drive. If they are unable to drive and we have no rooms available we arrange a safe drive home for them. This is a great service that gets both tourists and student employees back to places such as the Princess Hotel safely. Cooper Landing does not have a late-night taxi service.

The Sunrise Inn has 10 motel rooms that have microwaves, fridges and coffee pots. They are decorated with an Alaskan theme. We have 1 cabin that has 1 bedroom, a sleeping loft, a full kitchen supplied with everything except food, a living room and 1 bathroom. No rooms are stocked with alcohol. Our occupancy rate is about 50% in May and June, 90 % in July and 75% in August and September. The remaining months of the year we are grateful for any business we do get. In the winter we do have construction workers here occasionally. We are the only place open year-round and guests appreciate having a room, food and a bar in one place. In winters that we have snow we do get additional motel business. We offer a winter special to try and get guests here. You can stay with us for 2 nights and get the 3rd night free. The days do not have to be consecutive. The snow draws snow machiners, cross country skier and snow boarders. We also have highway travelers who get too tired to drive or end up too scared to drive on bad roads. We are the only establishment open in the winter between Girdwood, Seward and Sterling. Often these people are very happy to have a warm stiff drink and a bed to relax in. Though most of these guests are Alaskan we consider them as winter tourists as they rent our motel rooms, eat in our restaurant and drink in our bar.

Additional off-season activities in our bar include NRA and Ducks Unlimited fund raisers. 2 state sanctioned pool tournaments. Guests from these events spend nights with us.



I have also had a new web site made. sunriseinnak.com. On this site we list that we will give information about guided river fishing and all of the other tourist adventures available here. I have also rented space in our general store building to Prospector John and his gold panning business. He has been featured on the History and Discovery channel and draws people onto the property that eat, drink and sleep here. We are located right next to Alaskan Horseman Adventures and do lots of business back and forth with them. We have guests from out of state that have returned to the Sunrise Inn for 20 years that we know of. Alaskans stop here and tell us stories of how they have been stopping here for 40 years and the place has never looked better. Our staff in the summer, both American and J1 students from abroad also offer the great benefit of speaking German, Russian, Chinese, Spanish, French, Kazakhstan, Japanese and of course English. This has been a wonderful benefit to many tourists.

In terms of financial matters the Sunrise Inn this past year made more money in June, July, August and September than we have in the other 8 months. Our location is a tourist location 100 %. In the summer I often walk into a full bar and do not recognize anyone. In October we host a "Take Back Your Town Party". The tourists have gone home and locals can again enjoy Cooper Landings only open year-round establishment. We are only closed on Christmas day and welcome guests from around the world every other day.

Sincerely,

Arden Rankins

Owner

